

CREEKSIDE 25-30
REGIME MEETING
JULY 4, 2010

MINUTES

A meeting of the Regime Directors and Members was held on the premises of Creekside 25-30 on July 4, 2010, at 8:15 PM EDT. Bob Oehrlein, Regime Director, presided as Chair of the meeting and Barbara McGee, Regime Director, acted as Secretary and recorded the minutes. Present at the meeting were the following directors, members, and guests:

Bob Oehrlein, Regime Director, C-25
Alan Kusnitz, Regime Director, C-27
Barbara McGee, Regime Director, C-28
Cheryl Davidson, C-27
Kim Folts, C-29
Ron and Sara Freeling, C-26
Michael Freeling, C-26 (guest)
Andrea Sarkissian, C-28 (guest)

The Chair called the meeting to order at 8:15 PM. The minutes of the August 9, 2009 were read and approved as presented

The first order of business was to nominate and elect one director for a three-year term. Sara Freeling made a motion to elect Kim Folts to serve a three-year term as regime director, motion was seconded and passed unanimously by those present.

The financial statements as of December 2009 which were prepared by Joe Ingram were reviewed. Barbara McGee noted that property management and related regime expenses were being billed quarterly to each homeowner as highlighted on Joe's schedule in the package.

Building Repairs:

1. Cement Entry Pads: This item was discussed at the 2009 meeting and tabled until further research could be done. Bob Oehrlein looked at alternatives since then but was not able to come up with any viable and cost effective solutions. Sara Freeling said she would talk to Don Lynch about possible alternatives to replacement and other options to repair the entry slabs.

2. Bob next reported that the repairs to the roof heaters were completed and that the contractor, Dave McKenna, had agreed to pay the electrician for his work in this regard. Subsequent to this meeting, McKenna reneged on his promise and the electrician was not paid so the regime directors authorized payment from the regime account. Attempts will be made to follow up with McKenna in the hopes that we could recover these funds. Joe Ingram asked Bob if the switches for the panels could be moved to a more convenient location. Bob will contact the electrician to have this done.
3. Sara Freeling agreed to contact Paul (??) in landscaping about the dying pine tree behind the building and what can be done with them. She will also talk to him about maintaining the gravel in the drainage areas.
4. Sara Freeling offered to contact Don Lynch about pricing for staining the decks this year or next.
5. Bob Oehrlein will contact maintenance about repairs to the trash closet and also removal of the “guest” from under the laundry closet by C-27.

Other Business:

The Regime Directors approved \$500/unit/year regime reserve payment.

The Regime Directors approved a \$50 reimbursement to C-30 for the electrical usage by the fire alarm system which is located in the closet of his unit.

There being no further items for discussion, the meeting was adjourned at 9:00 PM EDT.

Respectfully submitted,

Barbara McGee
C-28